	Total Card /	Total Parcel
APPRAISED:	26,800 /	26,800
USE VALUE:	26,800 /	26,800
ASSESSED:	26,800 /	26,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	PIEDMONT ST, ARLINGTON

OWNERSHIP
Unit #:

Owner 1:	BOUCK DAVID C & AUTUMN
Owner 2:	
Owner 3:	
Street 1:	175 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov: MA	Cntry	Own Occ: N
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	CRAMER BENJAMIN W/SHAUNA S -
Owner 2:	-
Street 1:	175 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains .069 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3000.000			26,800	26,800
Total Card	0.069			26,800	26,800
Total Parcel	0.069			26,800	26,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT
Parcel ID: 175.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	3,000.	26,800	26,800		Year end	12/23/2021
2021	132	FV		0	3,000.	26,800	26,800		Year End Roll	12/10/2020
2020	132	FV		0	3,000.	26,800	26,800	26,800	Year End Roll	12/18/2019
2019	132	FV		0	3,000.	26,400	26,400	26,400	Year End Roll	1/3/2019
2018	132	FV		0	3,000.	20,300	20,300	20,300	Year End Roll	12/20/2017
2017	132	FV		0	3,000.	19,100	19,100	19,100	Year End Roll	1/3/2017
2016	132	FV		0	3,000.	17,600	17,600	17,600	Year End	1/4/2016
2015	132	FV		0	3,000.	16,400	16,400	16,400	Year End Roll	12/11/2014

SALES INFORMATION
TAX DISTRICT | PAT ACCT. 13634

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAMER BENJAMIN	54905-268		6/29/2010	Mult Lots	520,000	No	No		
LICCIARDI JOSEP	47464-443		5/17/2006		438,000	No	No		
LICCIARDI JOSEP	31847-403		9/8/2000	Family		No	No		
	6609-522		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Legal Description

User Acct	117126
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	12/29/99
Land Unit Type:	

!13634!

PRINT

Date	Time
12/30/21	17:25:49

LAST REV

Date	Time
08/21/12	12:00:10
apro	

USER DEFINED

Prior Id # 1:	117126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
12/29/1999	Vacant Lot	243	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		3000		Sq. Ft.	Site		0	70.	0.13	6				Unbuild	-85	Size	-50			26,775						26,800	

| Total AC/HA: 0.06887 | Total SF/SM: 3000 | Parcel LUC: 132 | Undev. Land | Prime NB Desc | ARLINGTON | Total: 26,775 | Spl Credit | Total: 26,800 |

EXTERIOR INFORMATION

Field	Value
Type:	
Sty Ht:	
(Liv) Units:	Total: 0
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	
Year Blt: 0	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Field	Rating
Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Field	Rating
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:				HB			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	0.00	
Special Features:	0		Val/Su Net:		
Final Total:	0		Val/Su SzAd		

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID 175.0-0003-0005.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N		Total Yard Items:		Total Special Featues:		Total:	